

SCALE IN FEET

1" = 100'

**WEST ACRES SUBDIVISION**

1231  
Kenneth & Judith Houston  
D.B. 284, p. 254 0.5006 ac.

5 6 7 8 9 10 11 12 13

N 05° 04' 00" E 100.00'  
N 70° 00' 00" E 831.33'

N 70° 00' 00" E 240.75'

500.00'

N 05° 04' 00" E

ROBERTS MILL RD.

15.832 acres

541.41'

S 20° 00' 00" E

S 67° 09' 40" W

1614.70'

1/2" i.p. fd.

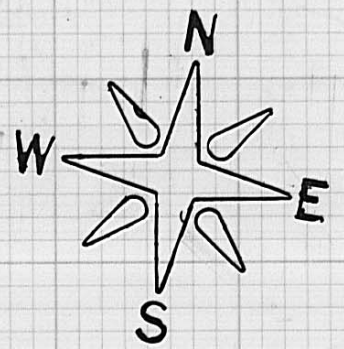
850  
Sammy Inc.  
D.B. 263, p. 388  
5.024 ac.

1/2" i.p. fd.

855

Consolidated Rail Corp.  
D.B. 263, p. 388

GRANTOR: Kenneth & Regina Justice  
Deed Book 284, page 254  
Union Twp., Madison, Ohio  
V.M.S. 4531



I hereby certify that the hereon platted property was prepared from an actual survey.

William W. Browning  
William W. Browning P.S. 7377 May-1996

The following description is for a parcel of land, located in the Township of Union, in the County of Madison, State of Ohio, V.M.S Number 4513 and being all that remains of a 16.301 acre tract recorded in the name of Kenneth T. and Regina Justice in Deed Book 241, page 85, said parcel being more particularly described as follows:

Beginning at a found spike in the centerline of Roberts Mill Road, said spike being the southwest corner of the abovementioned 16.301 acre tract and in the north right-of-way line of Consolidated Rail Corporation recorded in Deed Book 237, page 255;

Thence, with said centerline N 05°04'00" E 86.00 feet to a found spike at the southwest corner of Lot 26 of West Acres Subdivision as recorded in Plat Book 1, page 406, slide 360 & 361 in The Madison County Recorders Office;

Thence, with the south line of the abovementioned Lot 26, N 70°00'00" E, passing a found 1" iron pipe at 24.07 feet, a total distance of 250.00 feet to a found ¼" iron pipe at the southeast corner of the aforesaid Lot;

Thence N 05°04'00" E 500.00 feet to a found ½" iron pin at the southeast corner of a 0.5006 acre tract recorded in the name of Kenneth and Judith Houston in Deed Book 284,, page 254;

Thence N 70°00'00" E 240.75 feet to a found ¾" iron pipe at the southeast corner of said 0.5006 acre tract;

Thence N 05°04'00" E 100.00 feet to a found ¾" iron pipe at the northeast corner of the abovementioned 0.5006 acre tract, a northerly corner of said 16.301 acre tract and in the south line of Lot 5 of the West Acres Subdivision;

Thence N 70°00'00" E 831.33 feet to a found ½" iron pipe at the northeast corner of said 16.301 acre tract and southeast corner of Lot 13 of the West Acres Subdivision;

Thence S 20°00'00" E 541.41 feet to a found ½" iron pipe at the southeast corner of the abovementioned 16.301 acre tract and north right-of-way line of Consolidated Rail Corporation;

Thence, with said right-of-way line, S 67°09'40" W, passing a set iron pipe at 1590.70 feet, a total distance of 1614.70 feet to the point of beginning.

The above described parcel contains 15.832 acres. Iron pipes set are ¾" in width and 30" in length with caps stamped P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning in May of 1996.

